

**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8421 4847

E-mail : [lettings@robertsonphillips.co.uk](mailto:lettings@robertsonphillips.co.uk)

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON  
PHILLIPS**

Est. 1991



**Tilbury Close, Hatch End**

**£1,750 P.C.M**

**Key Features include:**

- Two Double Bedrooms
- Second Floor
- En-Suite Shower Room
- Gas Central Heating
- Double Glazing
- Entryphone System
- Lift
- Allocated Parking Space
- Unfurnished

# Property Overview:

This contemporary TWO DOUBLE BEDROOM, TWO BATHROOM second floor apartment is positioned in the heart of Hatch End boasting fantastic views over Hatch End Broadway and is a short walk to its overground station, shops, sought after restaurants and Grimsdyke School. UNFURNISHED

## Accommodation:

### Entrance Hall

Fitted carpet, two storage cupboards and door to:-

### Lounge/Diner 14' 8" x 10' 2" (4.47m x 3.10m)

Window to front, fitted carpet, curtains, table and door to:-

### Balcony 15' 4" x 2' 10" (4.67m x 0.86m)

Decked area with space for chairs.

### Kitchen 6' 7" x 6' 5" (2.01m x 1.95m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer and washing machine, electric fan assisted oven, four ring electric hob with extractor hood over and vinyl flooring.

### Master Bedroom 16' 6" x 9' 0" (5.03m x 2.74m)

Window to side, window to front, built in double wardrobe, fitted carpet, curtains and door to:-

### En-suite Shower Room

Fully tiled large shower cubicle, wash hand basin, wall mounted mirror, shaver point, low level flush WC, window to side and heated towel rail.

### Bedroom 2 10' 9" x 8' 8" (3.27m x 2.64m)

Window to front, fitted carpet, curtains and built in wardrobe.

### Bathroom

Modern fitted fully tiled three piece suite comprising deep panelled bath with shower attachment, shower curtain, pedestal wash hand basin, low-level flush WC, wall mounted mirror, shaver point and heated towel rail.

### Outside

Allocated parking space for one car plus visitors parking behind secure electric gates.

**Council Tax Band: E**

**EPC Rating: C**





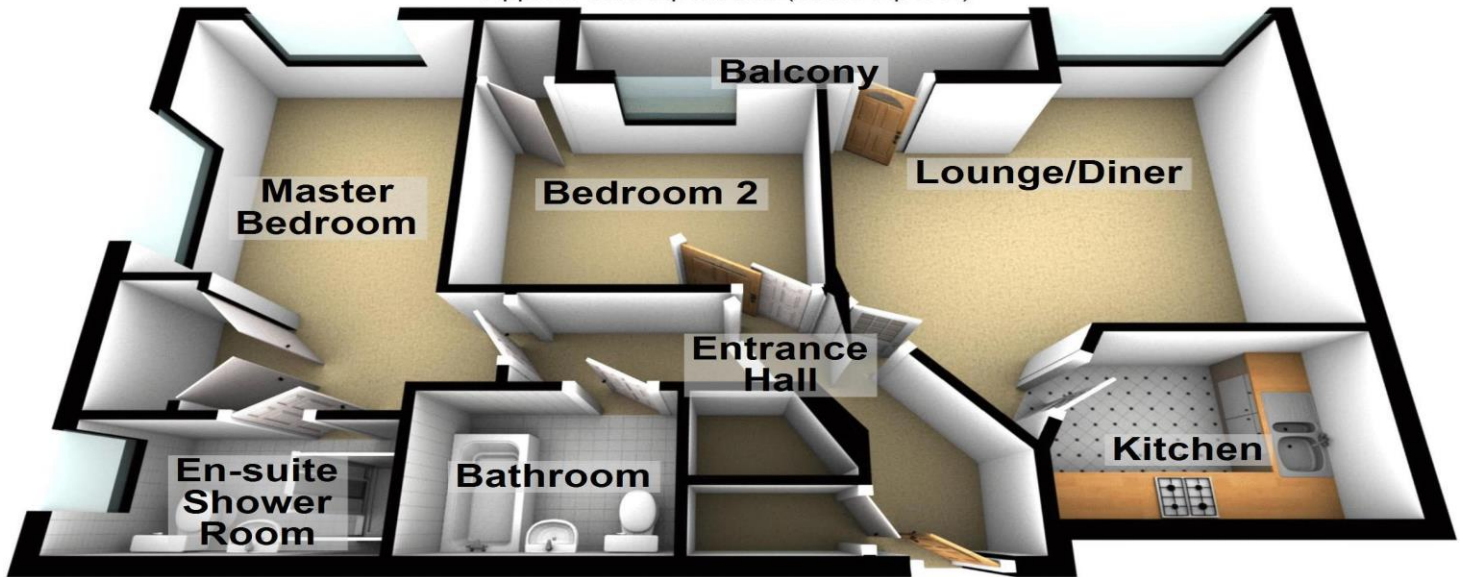


To arrange a viewing call:  
**020 8421 4847**

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## Second Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



Total area: approx. 63.3 sq. metres (681.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

**DISCLAIMER:** Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.